GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – The Andhra Pradesh Transit Oriented Development Policy, 2022 – Building Regulations in Notified Transit Oriented Development (TOD) Corridors and Zones - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.87

Dated:01.07.2022

Read the following:

1. G.O.Ms.No.72, MA & UD (M) Dept., Dt.07.06.2022
2. From the DTCP, Lr.RoC.No.17/52/2022-PLG, Dt.27.06.2022

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ORDER:

The Government of Andhra Pradesh have issued The Andhra Pradesh Transit Oriented Development (TOD) Policy vide G.O. 1st read above for all the ULBs/UDAs in the State.

2. In continuation to the TOD Policy and for practical implementation of the TOD Policy, Building Regulations in notified TOD Corridors and Zones are required. Accordingly, the TOD Regulations are annexed to this order.

3. The appended notification shall be published in an extraordinary issue of Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI

SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette and furnish 10 copies.

The Commissioner & Director of Municipal Administration, A.P., Guntur.

The Director of Town and Country Planning, A.P., Guntur.

The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.

All Municipal Commissioners in the State through the Commissioner& Director of Municipal Administration, A.P.

The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam

All Vice Chairpersons of Urban Development Authorities in the State.

(P.T.O)

The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, Govt. of A.P.
The Managing Dircctor, AP Metro Rail Corporation Limitcd, Vijayawada
The VC&HC, AP Housing Board, Vijayawada
All other concerned officials

Copy to:

The OSD/PS to Special Chief Secretary /Additional/Principal Secretary to Hon'ble Chief Minister
The OSD to Hon'ble Minister for MA&UD Department
All Departments in AP Secretariat
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by Section 116 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 and Section 18 of A.P. Capital Region Development Authority Act, 2014, the Government of Andhra Pradesh hereby issue the Building Regulations in Notified Transit Oriented Development (TOD) Corridors and Zones annexed to this order.

ANNEXURE to G.O.Ms.No.87, MA & UD (M) Dept., Dt.01.07.2022

Building Regulations in Notified Transit Oriented Development (TOD) Corridors and Zones

1) Definition of TOD

Transit Oriented Development is essentially any development, macro or micro that is focused around/along a transit node/corridor and facilitates complete ease of access to the transit facility, thereby inducing people to prefer to walk and use public transportation over personal modes of transport.

2) TOD Corridor

A transit corridor is defined as the walkble areas around all of the stations/nodes along a transit line. The line segment connects a series of "Station areas/Nodes". Station areas/Nodes are the walkable, half-mile radius around each station.

3) TOD Zones

In order to ensure optimum utilization of scarce land resources and to provide opportunities for restructuring along TOD corridors, TOD corridors are designated by the ULBs/UDAs and the same is tabulated in the Annexure. The State Government will approve new corridors from time to time on the recommendations of DTCP as per the proposals forwarded by the UDAs/ULBs.

4) Demarcation of TOD Zone:

The TOD Zone shall be designated within 250 mts on either side of notified roads.

5) Mixed Land Use:

It is the land use in which combination of Residential, Commercial, Institutional, Transportation, Public and Semi Public etc usages are allowed with multiple combinations of usages within the premises or in blocks subject to condition that fulfillment of the required mandatory conditions stipulated in AP Building Rules, 2017 and also collecting the Change of Land Use (CLU) charges wherever applicable in the TOD Zones except in the land uses earmarked as water bodies/recreational/buffer areas and industrial land use as per the approved Master Plan.

6) **Affordable Housing:** In case of lands above 4000 sq.mts, falling in the TOD zones, the affordable housing provisions as mandated in the AP Building Rules, 2017 and AP Land Development (Layout and Sub-division) Rules, 2017 rules and its amendment issued from time to time has to be adhered to.

7) Parking Requirements

Parking Area to be provided in All Buildings as per the Rule No. 6 (30) (k) Table -11 of AP Building Rules, 2017 issued vide Go.Ms.No.119, MA&UD, Dt.28.03.2017, the applicants/Owners/Developers are permitted to have additional parking area as per their requirement and the same will not be considered for calculation of Built up Area. Further, cellar floor may be allowed keeping in view of the feasibility on the ground conditions irrespective of plot areas and no additional fees and charges shall be levied on such additional parking areas.

8) Fees and Charges:

The as usual existing fee and charges including building license fee, development charges, change of land use charges wherever applicable etc are applicable in the TOD zones. Apart from above, Impact Fee as applicable and as fixed by the Government from time to time.

9) These rules shall be applicable to the entire State wherever TOD corridors are notified.

10) List of TOD Corridors notified as Annexure-I.

Annexure - I

S No.	Name of the Road	From	To	Length of the Road (km)	Width of the Road (Mts)		Nodes/Junctions
					Existing	Proposed	
VISAKHAPATNAM							
1	**NH-16(Metro Corridor)**						
	i	Anakapalli Railway Station	Ring Road	1.5KM	18m-24m	80m (262'-0")	Anakapalli Railway Station
							Ring Road junction.
	ii	Ring Road	Thagarapuvalsa	67 KM	30m-60m	80m (262'-0")	Ring Road junction.
							Sunkarametta junction
							Diet junction.
							Lankelapalem
							Aganampudi
							Kurmanapalem
							Srinagar
							Gajuwaka Junction
							Auto Nagar
							Bhpv Junction
							Sheela Nagar junction
							Airport Junction
							Kakani Nagar
							Nad junction
							R&B junction
							Birla junction
							Urvasi junction
							Kancharapalem junction
							Thatichetapalem
							Port Hospital junction
							Akkayapalem junction.
							Gurudwara junction.
							Satyam junction.
							Madilapalem junction.
							Venkojipalem
							Hanumanthawaka junction
							Adarshnagar
							Zoo Park
							Yendada

							Ysr Stadium
							Shilparamam
							Madhurawada junction
							Kommadhi
							Marikavalasa
							Boyapalem
							Bheemili Cross Roads
							Anandhapuram
							Talavasa
							Singivalsa
							Thagapavalsa junction
2	**Steel Plant Area (Metro Corridor)**						
	i	Kurmanapalem Junction (Steel entance arch at NH-16)	Telugu Thalli Statue Sector 3	2.5 Km	40m	60m (200'-0")	Kurmanapalem junction at NH-16
							Telugutalli Statue
	ii	Telugu Thalli Statue Sector 3	Desapathrunipalem	6.7 Km	12m-20m	90m (300'-0")	Sector 3
							Sector 6
							Sector 8
							Sector 11
							Desapathrunipalem
3	Nad junction-Pendurthi junction (Metro Corridor)	NAD junction	Pendurthi junction	10.3 Km	30m	45m (150'-0")	Nad Kotha Road
							Gopalapatnam Railway Station
							Gopalapatnam Bunk
							Vepagunta
							Purushottapuram
							Sujathanagar
							Chinnamushiwada
							Pendurthi Police Station
							Pendurthi Junction
4	Thatichetlapalem junction - Ambedakar Statue(Metro Corridor)	Thatichetlapalem junction (Via Railway Stn)	Ambedakar Statue junction	3.4 Km	18m-30m	45m (150'-0")	Thatichetlapalem junction
							New railway colony
							RAILWAY KALYANAMANDAPAM junction
							RLY Club junction
							ALLIPURAM junction

							Ambedkar statue junction
5	Asilmeta junction - Park Hotel junction(Metro Corridor)	Asilmeta junction(Via Siripurnam)	Park Hotel junction	3.4 Km	24m	45m (150'-0")	Asilmeta junction
							Sampath Vinayak Temple
							VUDA Station
							Andhra University
							East Point Colony
6	Gurudwara junction -Old Post Office (Metro Corridor)	Gurudwara junction	Old Post Office	5.3 Km	18m-24m	30m (100'-0")	Gurudwara junction
							B V K Collage
							RTC Complex/TSR Complex
							Center point Hotel junction
							Daba Gardens
							SARASWATHI PARK junction
							Police Barecs junction
							Poorna Market junction
							Indira Priyadarshini stadium junction
							QUEEN VICTORIA junction
							POST OFFICE junction
7	**Beach Road (Metro Corridor)**						
	i	Old Post Office	Kailsaigiri Ropeway	8.7 Km	24m-30m	40m (130'-0")	OLD POST OFFICE junction
							TOWN HALL
							NAVAL CANTEEN
							COASTAL BATTERY junction
							Kali mata temple
							East point
							Vuda park junction.
							jalaripeta junction.
							Kailasagiri Ropeway junction.
	ii	Kailsaigiri Ropeway	Jodugulla Palem Check Post	0.8K m	30m	45m (150'-0")	Kailsaigiri Ropeway
							Jodugulla Palem Check Post
	iii	Jodugulla Palem Check Post	Sos Junction	22.2 Km	30m	60m (200'-0"	Jodugullapalem
							Sagarnagar
							Rushikonda junction

							IT SEZ
							Thimmapuram
							Thotlakonda
							K nagarpalem
							INS Kalinga Junction
							Rerramatti debbalu
							SOS Junction
	iv	SOS Junction at Bheemili	SBI Junction at Bheemili	1.85 Km	9m	20m (66'-0")	Bheemilli Beach Road Junction -Plyon
8	Law College Road junction - Marikavalasa junction	Law College junction	Via Mahurawada It Park,Marikavalasa junction	8.2 Km	9m	30m (100'-0")	Law College junction
							Panorama Hills
							Revenue Layout Road
							RTC Depot Road
							Haritha Apartments
							Sivashakthi Nagar Road
							Marikavalsa junction
9	**PTC Corridor (Brts Corridor)**						
	i	Asilmeta junction	Rly Kalyanamandapam	3 KM	30m	45m (150'-0")	Asilmeta junction
							Rly Kalyanamandapam
	ii	Railway Station	NAD Junction	9 KM	30m	45m (150'-0")	Railway Station
							kancharapalem
							urvasi
							Marripalem
							Nad Junction
10	**STC Corridor (Brts Corridor)**						
	i	Asilmeta junction	Maddilapalem junction	2 KM	30 M	45M (150'-0")	Asilmetta junction.
							Ramatalkies
							Spencer's Hyper & Petrol Bunk
							Madilapalem junction.
	ii	Hanumanthavaka junction	Vepagunta junction	16 KM	30 M	60 M (200'-0")	Hanumanthawaka junction
							Pedda gadili
							Dheenadayal puram
							Mudusolava /Golf Clud
							Adivivaram
							Simhachalam Tholipavancha
							Gosala Junction
							Vepagunta Junction

Greater Visakhapatnam Municipal Corporation (GVMC) - Roads Identified Inter Connecting Transit Oriented Development (TOD)

S No.	Name of ULB/UDA	Name of the Road	From	To	Length of the Road (km)	Proposed Width of the Road (mts)
1	GVMC	Dora Thota Road	NH-16 @ Bheemili cross roads	Proposed 70 mts. Road @ Bheemili Kummaripalem	6.17	30 to 60 (100'-0" to 200'-0")
2	GVMC	Bheemili to Thagarapuvalasa road	Bheemili Police Station	Thagarapuvalasa Ambedkar Jn.	5.1	45 (150'-0")
3	GVMC	Vizianagaram road from Thagarapuvalasa Jn. to NH16	Thagarapuvalasa Ambedkar Jn.	NH-16	1.3	45 (150'-0")
4	GVMC	Thagarapuvalasa-Main road	NH-16	Thagarapuvalasa Ambedkar Jn.	0.8	30 (100'-0")
5	GVMC	Yatha kummaripalem to NH16	Yatha kummaripalem	NH-16	3.0	30 (100'-0")
6	GVMC	INS Kalinga Road	INS Kalinga	Vellanki(V) through	3.6	30 (100'-0")
7	GVMC	Vignan School road	ThimmapuramJn	NH16 -30m road	6.3	30 (100'-0")
8	GVMC	Chepaluppada Beach road to BoyapalemJn via Chilukuri Layout	Chepaluppada Beach road	BoyapalemJn via Chilukuri Layout	5.2	30 (100'-0")
9	GVMC	Sy no 160 of Kapuluppada to NH16 at Dorathota through LP NO:22/2005,42/2007 & 6/2016	Kapuluppada	NH16 at Dorathota	5.5	30 (100'-0")
10	GVMC	Pardesipalem to Vellanki boundary	Pardesipalem	Vellanki village	3.6	30 (100'-0")
11	GVMC	Boyapalem Road	NH 16	Boyapalem Narayana College	5.2	30 (100'-0")

12	GVMC	Kommadi road	NH-16	Kommadi (V) via Surya press	2.8	30 (100'-0")
13	GVMC	GITAM College Road	NH-16	Bhimili Beach Road	3.39	30 (100'-0")
14	GVMC	Sai Priya Road	NH 16 @ Chandrampalem(V)	Navodaya	2.87	30 (100'-0")
15	GVMC	TIDCO road	Tidco Building	Periphery of Kambalakonda Road	0.50	30 (100'-0")
16	GVMC	100 feet road Along Kambalakonda Hill	Vizag Conventions	Paradesipalem	11.19	30 (100'-0")
17	GVMC	Arilova Last bus stop Via Transfer Station to BRTS@ Srikrishnapuram	Arilova last bus stop	Skill Development centre	0.9	30 (100'-0")
18	GVMC	Arilova last bus stop to Waste management plant	Arilova last bus stop	Waste Management Plant	3.3	30 (100'-0")
19	GVMC	Law College Road	NH-16	IT junction	6.0	30 (100'-0")
20	GVMC	IT Sez Road	Hill No 2	Midhilapuri VUDA colony road	1.2	30 (100'-0")
21	GVMC	PM Palem Double Road	NH 16	PM Palem Last bus stop	1.6	30 (100'-0")
22	GVMC	Midhilapuri VUDA colony road	NH-16	Renenue layout road jn.	1.7	30 (100'-0")
23	GVMC	Karakachettu Polamamba road	Dutt island	Kurupam circle	2.68	45 (150'-0")
24	GVMC	Sivaji park roads	NH-16	Pedawaltair Jn.,	1.44	30 (100'-0")
25	GVMC	Seethammadhara Mainroad	NH-16	ASR Statue	1.0	30 (100'-0")
26	GVMC	TB Hospital road	NH-16	Ramatalkies	0.7	30 (100'-0")
27	GVMC	Shankaramatam Road	NH-16	Railway station road	1.5	30 (100'-0")
28	GVMC	Akkayyapalem road	NH-16	Dondaparthy Jn.,	1.5	30 (100'-0")

29	GVMC	Dondaparthy Road	Dwarakanagar Jn.,	Railway new colony	0.8	30 (100'-0")
30	GVMC	Waltair maind road	Siripuram jn	Jagadamba / Lepakshi jn.	2.03	30 (100'-0")
31	GVMC	Nowroji road	St. Anthony School jn.	Novotel jn.	1.4	30 (100'-0")
32	GVMC	Dasapalla hills road	Naval house jn.	Circuit house jn.	0.79	30 (100'-0")
33	GVMC	Bowdara road	Town kotha road to Sea horse jn.	Railway under pass jn. via Manorama theater	3.0	30 (100'-0")
34	GVMC	VSEZ Raod	Kurmanapalem Jn.	Duvada Railway station	3	30 (100'-0")
35	GVMC	Rajeev nagar Road	Aganampudi Tollplaza	Rajeev nagar	1.4	30 (100'-0")
36	GVMC	Duvada railway station road	Aganampudi Jn.	VSEZ Road	2.7	30 (100'-0")
37	GVMC	Lakelapalem Road	Lakelapalem Jn.	Z.P.H.SCHOOL,PEDAMUSHIDIVADA	2.6	60 (200'-0")
38	GVMC	Vuda 100' road	Gajuwaka jn.	Vantilu jn.	0.45	30 (100'-0")
39	GVMC	kaniti Raod	old municipal office	Jug Jn.	2.3	30 (100'-0")
40	GVMC	Naiduthota to Cement factory Road	Naiduthota junction	Mehadri gedda reservoir.Railway track.	2.5	30 (100'-0")

VIJAYAWADA							
S.No	Name of the ULB	Name of the Road	From	To	Length of the Road (Kms)	Existing Width of the Road (Mts)	Proposed width of the road (Mts)
B. BRTS – Vijayawada							
1	VIJAYAWADA	BRTS ROAD	MESALA RAJASWARA RAO BRIDGE	PADAVALA REVU CENTER	3.00	30	30 (100'-0")
OTHER ROADS - Vijayawada							
1	VIJAYAWADA	MG ROAD	EAT STREET	BENZ CIRCLE	1.7	30	36 (120'-0")
2	VIJAYAWADA	CROMBAY ROAD	NH-65 (Swathi center)	GOLLAPUDI BYPASS ROAD	1.43	24 to 36	36 (120'-0")
3	VIJAYAWADA	BYPASS ROAD	SITARA JUNCTION	ATKINSON ROAD JUNCTION	2.44	30 to 36	60 (200'-0")
4	VIJAYAWADA	NUNNA-NUZVID ROAD	CK REDDY ROAD	NSC BOSE NAGAR (VIJAYAWADA LIMITS)	4.60	24 to 30	36 (120'-0")
5	VIJAYAWADA	ANDHRA PRABHA COLONY ROAD	NUNNA-NUZVID ROAD	OUTER RING ROAD	0.65	24 to 30	30 (100'-0")
6	VIJAYAWADA	OUTER RING ROAD	CHANUMOLU VENKATRAO FLYOVER ROAD	RAMAVARAPPADU RING ROAD	10.50	30	30 (100'-0")
7	VIJAYAWADA	HT LINE 100' ROAD OR AAYUSH HOSPITAL ROAD	CURRENCY NAGAR MAIN ROAD	APIIC COLONY	1.75	30	30 (100'-0")
8	VIJAYAWADA	NH-16	BENZ CIRCLE	RAMVARAPADU RING	3.6	36	36 (120'-0")

RAJAMAHENDRAVARAM							
S No	Name of the ULB	Name Of the Road	From	To	Length of the Road (kms)	Existing Width of the Road (Mts)	Proposed width of the road (Mts)
1	RAJAMAHENDRAVARM	Korukonda road	Kambalacheruvu	Konthamuru	6.8	16.5 to 24	30 (100'-0")
2	RAJAMAHENDRAVARM	Morampudi road	Thadithota	Namavaram	2.6	18 to 24	30 (100'-0")
3	RAJAMAHENDRAVARM	Central Jail road	Arts college Y junction	Lalacheruvu	2.8	36 to 45	45 (150'-0")
4	RAJAMAHENDRAVARM	Katheru road	Kotilingalapeta junction at Paper mill	Katheru	3	18 to 24	30 (100'-0")
5	RAJAMAHENDRAVARM	Aava junction	Aava junction at Janmabhoomi road	N.H - 16	1.2	30	30 (100'-0")

NELLORE							
S.No	Name of the ULB	Name of the Road	From	To	Length of the Road (Kms)	Existing Width of the Road (Mts)	Proposed width of the road (Mts)
1	NELLORE	Mini Bypass Road	Vanam thopu Centre	NTR Park	1.53	30	30 (100'-0")
2	NELLORE	Muthukur Road	Raod No.3, Near Muthukur junction Road	NH-5	1.13	30	30 (100'-0")
3	NELLORE	Muthukur Road	NH-5	KGK Kalyana Mandapam Road	4.8	45	45 (150'-0")
4	NELLORE	Old GNT Road	Kasturi Devi School	Madras Bustand Junction	0.8	30	45 (150'-0")
5	NELLORE	Old GNT Road	NH-5	R & B Bungalaw Center	3.9	30 to 36	45 (150'-0")
6	NELLORE	Old GNT Road	R & B Bungalaw Center	KVR Petrol Bunk Center	1.3	24 to 30	30 (100'-0")
7	NELLORE	Podalakur Road	Police Parade Ground	Kottur Ramakotaiah Nagar	3	30	30 (100'-0")
8	NELLORE	Old Bypass Road	Police office center via Old Municipal office road	Bosubomma Center	2.95	24 to 30	30 (100'-0")
9	NELLORE	Mypadu Road	Old Check	Narayanareddypeta	3.9	24 to 30	30 (100'-0")
10	NELLORE	NH-5	Kondayapalem Village	Up to NH-5	0.75	24 to 30	30 (100'-0")
11	NELLORE	Kanuparthipadu Road	NH-5	VPR Convention Center	1.25	30	30 (100'-0")

12	NELLORE	Narukur Road	NH-5	Narukur Village Center	3.5	24 to 30	30 (100'-0")
13	NELLORE	Via Gundlapalem Village	NH-5	Muthukur Road	1.7	Does Not exist	30 (100'-0")
14	NELLORE	VPR Villa to Kanuparthipadu Village	VPR Villa	Kanuparthipadu Village	1.5	Does Not exist	30 (100'-0")

GUNTUR							
S.No	Name of the ULB	Name of the Road	From	To	Length of the Road (Kms)	Existing Width of the Road (Mts)	Proposed width of the road (Mts)
1	GUNTUR	Arundalpet Main Road	Shankar Vilas Flyover	Lodge centre	0.90	36	36 (120'-0")
2	GUNTUR	Amaravathi Road	Lodge Centre	Chillies Restaurant center	3.07	24	30 (100'-0")
3	GUNTUR	Ring Road (Koritipadu Main Road)	Lodge centre	D Mart, Gujjanagundla	3.28	36	36 (120'-0")
4	GUNTUR	Ring Road	TB Junction	3 Statues	0.67	30	36 (120'-0")
5	GUNTUR	Ring Road	3 Statues	Kankaragunta ROB	1.47	36	36 (120'-0")
6	GUNTUR	Ring Road	Kankaragunta ROB	Gujjanagundla	2.59	36 to 45	36 (120'-0")
7	GUNTUR	Magalagiri Road	RTC Bus Stand	Mangalagiri Road, Y Junction	5.07	30	36 (120'-0")
8	GUNTUR	Ponnur Road	BR Stadium Junction	Lanchester Road	0.68	18 to 24	30 (100'-0")
9	GUNTUR	Ponnur Road	Lanchester Road	NH-16	2.14	30	30 (100'-0")
10	GUNTUR	GT Road	RTC Bus Stand	Guntur Municipal Corporation	1.04	30 to 36	36 (120'-0")
11	GUNTUR	GT Road	Guntur Municipal Corporation	Chuttugunta	2.22	30	36 (120'-0")
12	GUNTUR	Paruchuri Road (Naila Cheruvu Road)	GT Road (Ethu Road Junction)	Etukuru Road Y-Junction	1.23	24	30 (100'-0")
13	GUNTUR	Etukuru Road	Etukuru Road Y-Junction	NH-16	1.27	30	30 (100'-0")
14	GUNTUR	Narasaraopet Road	Chuttugunta Junction	GMC Old Limits	2.39	30 to 36	36 (120'-0")
15	GUNTUR	Narasaraopet Road	GMC Old Limits	Nallapadu Proposed National Highway	2.79	36	36 (120'-0")

GUNTUR							
S.No	Name of the ULB	Name of the Road	From	To	Length of the Road (Kms)	Existing Width of the Road (Mts)	Proposed width of the road (Mts)
16	GUNTUR	Narasaraopet Road	Nallapadu Proposed National Highway	GMC Limits	2.07	36	60 (200'-0")
17	GUNTUR	Chilakaluripet Road	Chuttugunta Junction	NH-16	2.86	36	36 (120'-0")

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER